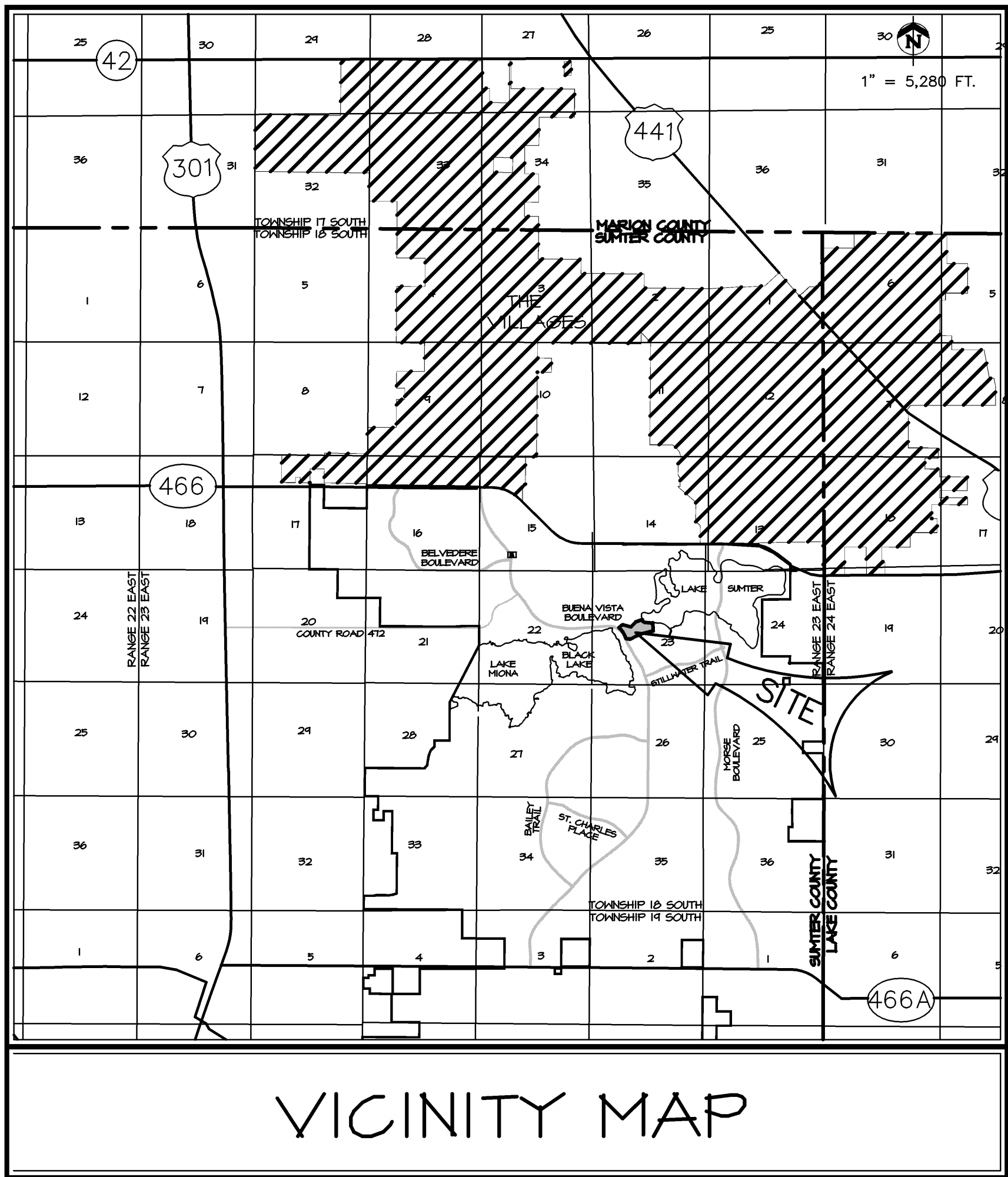


The Villages®

LEGAL DESCRIPTION

THAT LAND LYING IN SECTION 23, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF TRACT D, LAKE SUMTER LANDING AS RECORDED IN PLAT BOOK 8, PAGE 28 THROUGH 281, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AND THE BEGINNING OF A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S05°14'34"E, A RADIAL DISTANCE OF 1148.50 FEET; THENCE ALONG THE NORTHWESTERLY RIGHT-OF-WAY OF OLD MILL RUN AS SHOWN ON SAID PLAT OF LAKE SUMTER LANDING THE FOLLOWING COURSES: WESTERLY ALONG SAID ARC, THROUGH A CENTRAL ANGLE OF 06°48'14", A DISTANCE OF 142.32 FEET; THENCE S11°52'07"W, 50.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 3028.50 FEET; THENCE WESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 18°26'42", A DISTANCE OF 474.96 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 56.15 FEET AND A CHORD BEARING AND DISTANCE OF N68°44'12"W, 62.91 FEET; THENCE DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY, WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 68°04'51", A DISTANCE OF 66.18 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1340.32 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°45'23", A DISTANCE OF 18.35 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 122.81 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 60°22'54", A DISTANCE OF 124.41 FEET TO A POINT ON THE EASTERLY BOUNDARY OF TRACT C, VILLAGES OF SUMTER UNIT NO. 105 AS RECORDED IN PLAT BOOK 1, PAGES 32 THROUGH 324, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AND A POINT ON THE ARC OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 411.00 FEET AND A CHORD BEARING AND DISTANCE OF N17°22'26"W, 47.14 FEET; THENCE ALONG SAID EASTERLY BOUNDARY OF TRACT C THE FOLLOWING COURSES: NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°56'43", A DISTANCE OF 471.4 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 833.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°16'04", A DISTANCE OF 425.53 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1183.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°41'07", A DISTANCE OF 117.34 FEET; THENCE DEPARTING SAID EASTERLY BOUNDARY OF TRACT C, N46°51'25"E, 18.32 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 62.00 FEET AND A CHORD BEARING AND DISTANCE OF N18°33'51"E, 54.20 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 57°02'20", A DISTANCE OF 61.72 FEET; THENCE N60°02'41"E, 84.95 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 45.00 FEET; THENCE EASTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 71°07'34", A DISTANCE OF 117.43 FEET; THENCE S58°44'45"E, 151.76 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 200.00 FEET; THENCE EASTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 60°44'28", A DISTANCE OF 212.32 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1115.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°23'22", A DISTANCE OF 163.26 FEET; THENCE N61°51'25"E, 50.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 85.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 28°52'12", A DISTANCE OF 42.83 FEET; THENCE N23°05'13"E, 34.61 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 250.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 14°21'22", A DISTANCE OF 63.08 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 68.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°22'21", A DISTANCE OF 74.03 FEET; THENCE S80°05'03"E, 44.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 94.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 61°03'22", A DISTANCE OF 110.01 FEET; THENCE S84°55'44"E, 47.46 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 125.00 FEET AND A CHORD BEARING AND DISTANCE OF S50°04'38"E, 121.42 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 61°33'12", A DISTANCE OF 134.24 FEET; THENCE S80°51'15"E, 134.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 675.00 FEET; THENCE EASTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 10°55'20", A DISTANCE OF 128.61 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1325.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°24'11", A DISTANCE OF 148.07 FEET TO A POINT ON THE BOUNDARY OF SAID PLAT OF LAKE SUMTER LANDING; THENCE ALONG SAID BOUNDARY, S02°16'14"E, 355.41 FEET TO THE POINT OF BEGINNING, CONTAINING 16.28 ACRES, MORE OR LESS.



SECTION 23
TOWNSHIP 18 SOUTH; RANGE 23 EAST
SUMTER COUNTY, FLORIDA

PRELIMINARY/ENGINEERING PLAN OF EDGEWATER COTTAGES

NOTE: ELEVATIONS SHOWN WERE OBTAINED BY
FIELD SURVEY AND ARE BASED ON THE VILLAGES
DATUM. TO OBTAIN N.G.V.D. ADD 3.46 FEET.

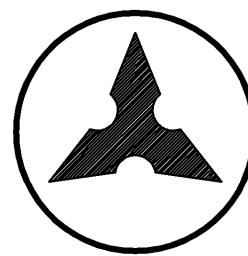
INDEX OF SHEETS

1. TITLE SHEET
2. MASTER DEVELOPMENT PLAN
3. SITE GEOMETRY, SIGNING & MARKING, SHEET INDEX
4. STORM DRAINAGE MASTER PLAN
5. SANITARY SEWER MASTER PLAN
6. WATER DISTRIBUTION MASTER PLAN
7. IRRIGATION DISTRIBUTION MASTER PLAN
8. PLAN & PROFILE - SANDPIPER WAY
9. PLAN & PROFILE - EDGEWATER LANE
10. PLAN & PROFILE - EDGEWATER LANE
11. PLAN & PROFILE - IBISES COURT
12. PLAN & PROFILE - FLAMINGO PLACE
13. PLAN & PROFILE - BLUE HERON AVENUE
14. PLAN & PROFILE - MALLARD LANE
15. PLAN & PROFILE - CORMORANT TERRACE
16. PLAN & PROFILE - SEAGULL COURT
17. MASTER GRADING PLAN
- EC-1. EROSION CONTROL PLAN

OWNER/DEVELOPER:
THE VILLAGES OF LAKE-SUMTER, INC.
990 OLD MILL RUN
THE VILLAGES, FL. 32162
MARTIN L. DZURO, VICE PRESIDENT

ENGINEER/SURVEYOR:
FARNER, BARLEY AND ASSOCIATES, INC.
4450 N.E. 83RD ROAD
WILDWOOD, FLORIDA 34785
JEFFREY A. HEAD, P.E. #58058

THE STANDARD DETAILS FOR THIS PROJECT SHALL BE
FOUND IN "THE VILLAGES CONSTRUCTION DETAILS MANUAL,
DATED MAY 1, 2009", PREPARED BY GRANT & DZURO, OR
AS AMENDED BY THESE PLANS.
(S.W.F.W.M.D. PERMIT #44024899.081)



**FARNER
BARLEY**
AND ASSOCIATES, INC.

▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS

Certificate of Authorization Number: 4709

4450 N.E. 83rd Road ○ Wildwood, Florida 34785 ○ (352) 748-3126